

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Elizabeth DeVore Design 3 Inc, for Blackwater South Capital owner

Property: 429 Arlington Street, Lot 5 and 6, Block 303, Houston Heights Subdivision. The property includes an altered historic 1,964 square foot residence situated on a 13,200 square foot (100' x 132') interior lot. Lot 5 and 6 will be divided into two separate lots as part of this proposal. Lot 6 will be known as 427 Arlington.

Significance: Noncontributing Altered Cottage style residence, constructed circa 1920, located in the Houston Heights Historic District South. The applicant proposes to demolish the existing structure and divide the property into two 6,600 square foot (50' x 132') lots

Proposal: New Construction – Residence

- Construct a two-story 3,018 square foot residence.
- Residence will measure 31' 8" wide by 60' 6" deep and will feature an eave height of 22' and a ridge height of 30' 2".
- Residence will be set back 20' 2" from the front property line.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

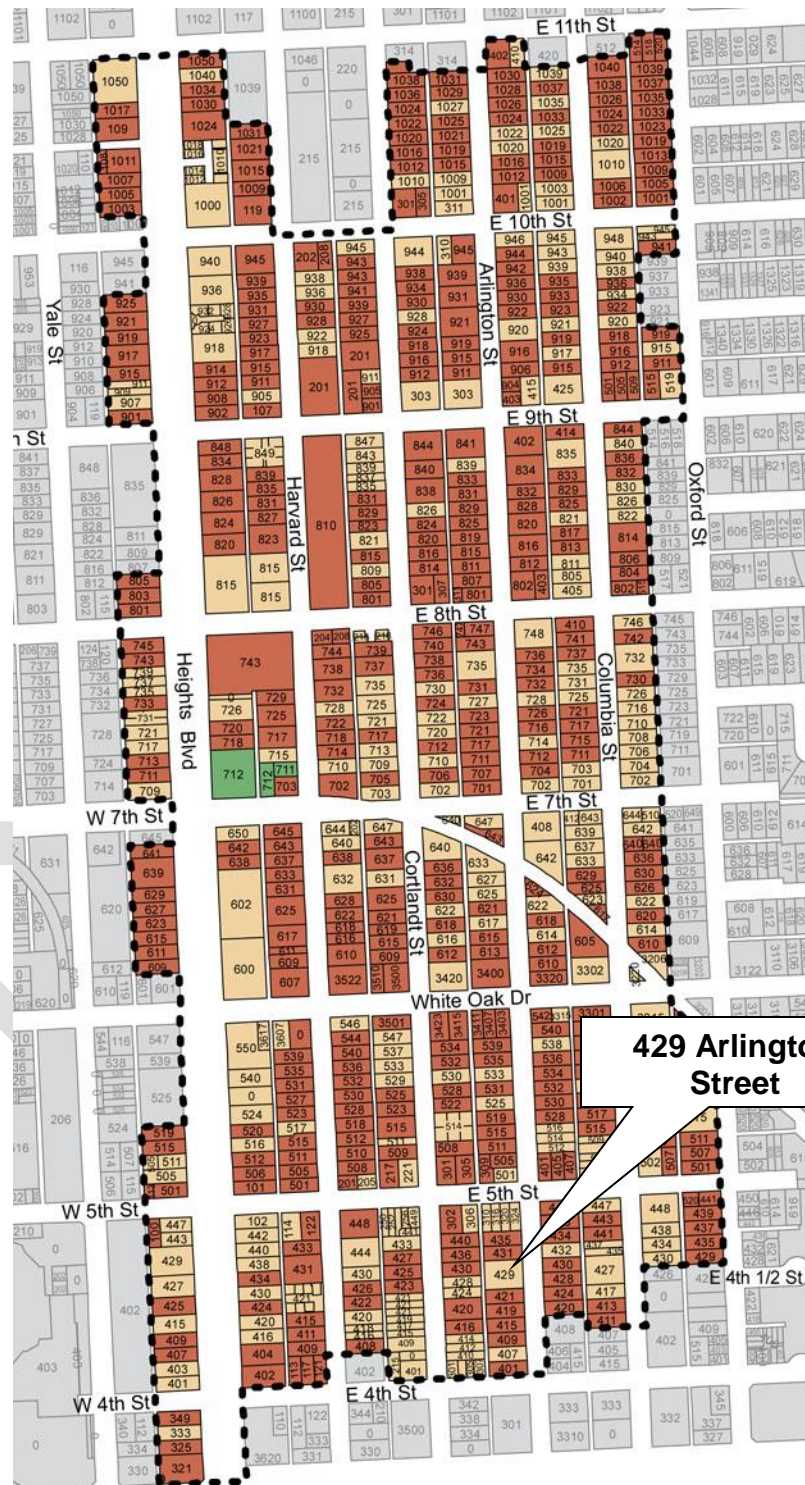
- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The new construction must match the typical setbacks of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



429 Arlington
Street

INVENTORY PHOTO



NEIGHBORING PROPERTIES



431 Arlington Street – Contributing – 1920 (neighbor to the north)



421 Arlington Street – Contributing – 1920 (neighbor to the south)



419 Arlington Street– Contributing – 1920 (neighbor two doors to the south)



428 Arlington Street – Contributing – 1920 (across street)



430 Arlington Street – Contributing – 1920 (across street)



432 Arlington Street– Noncontributing – 2011 (across street)

EAST ELEVATION – FRONT FACING ARLINGTON STREET

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

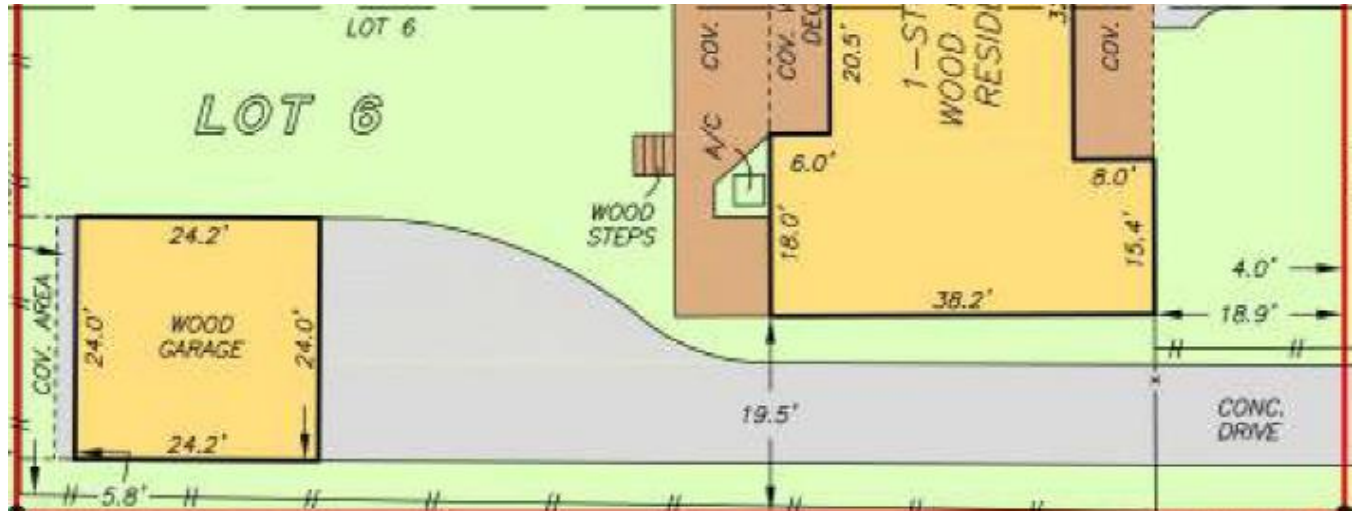
PROPOSED



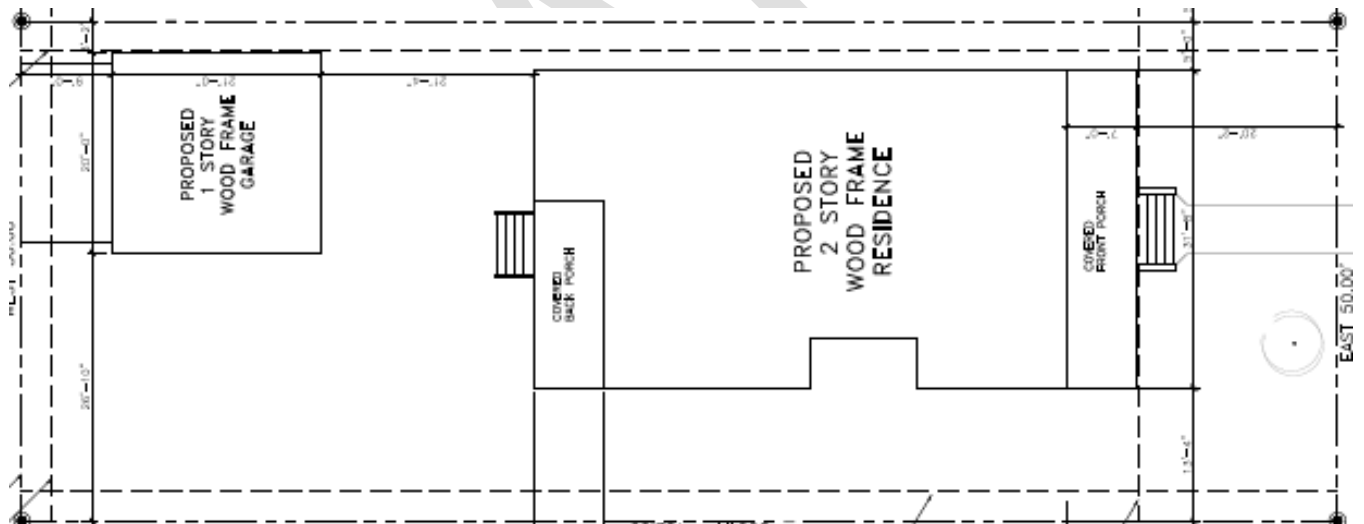


SITE PLAN

EXISTING NONCONTRIBUTING STRUCTURE TO BE DEMOLISHED

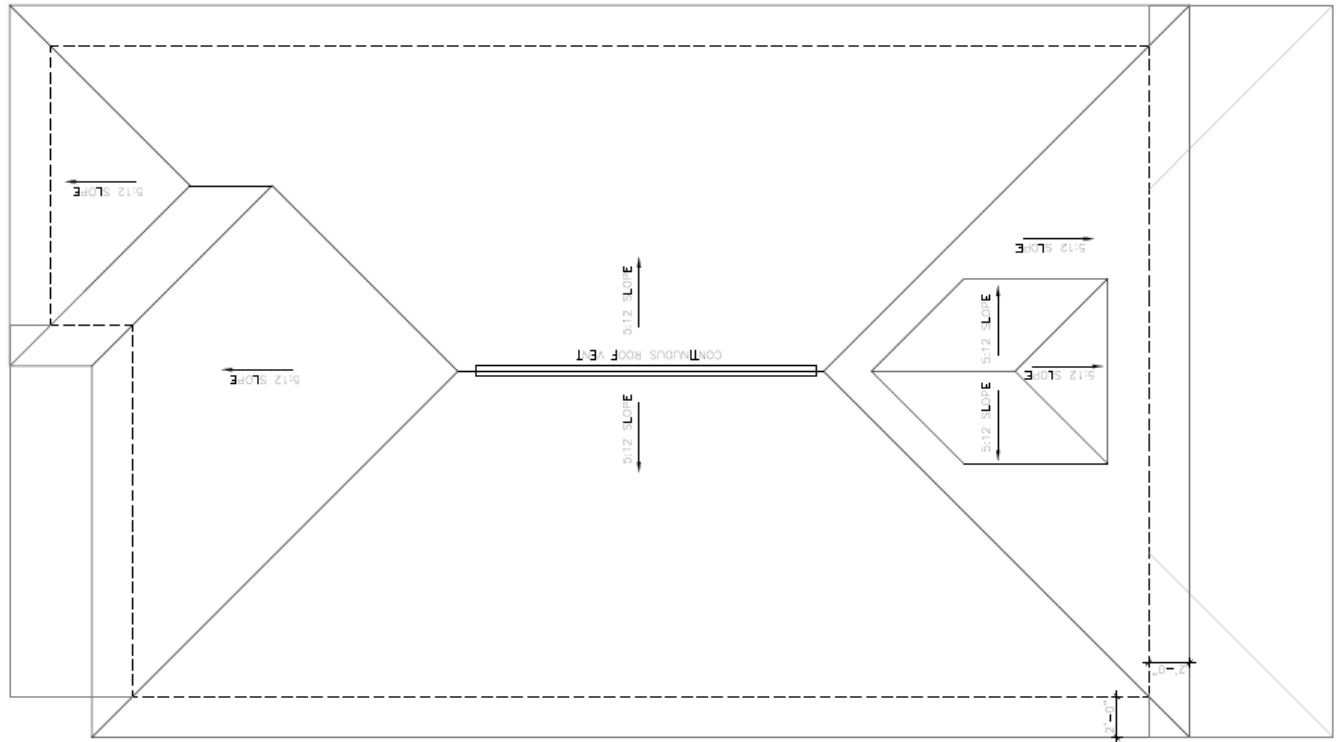


PROPOSED





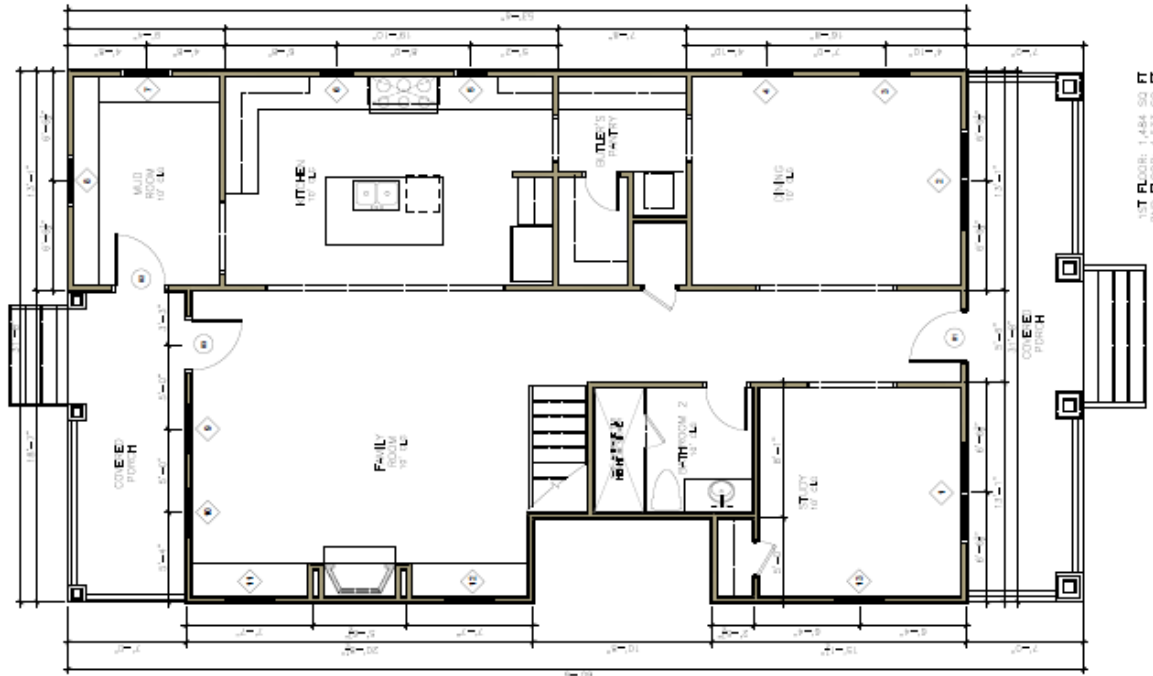
ROOF PLAN
PROPOSED





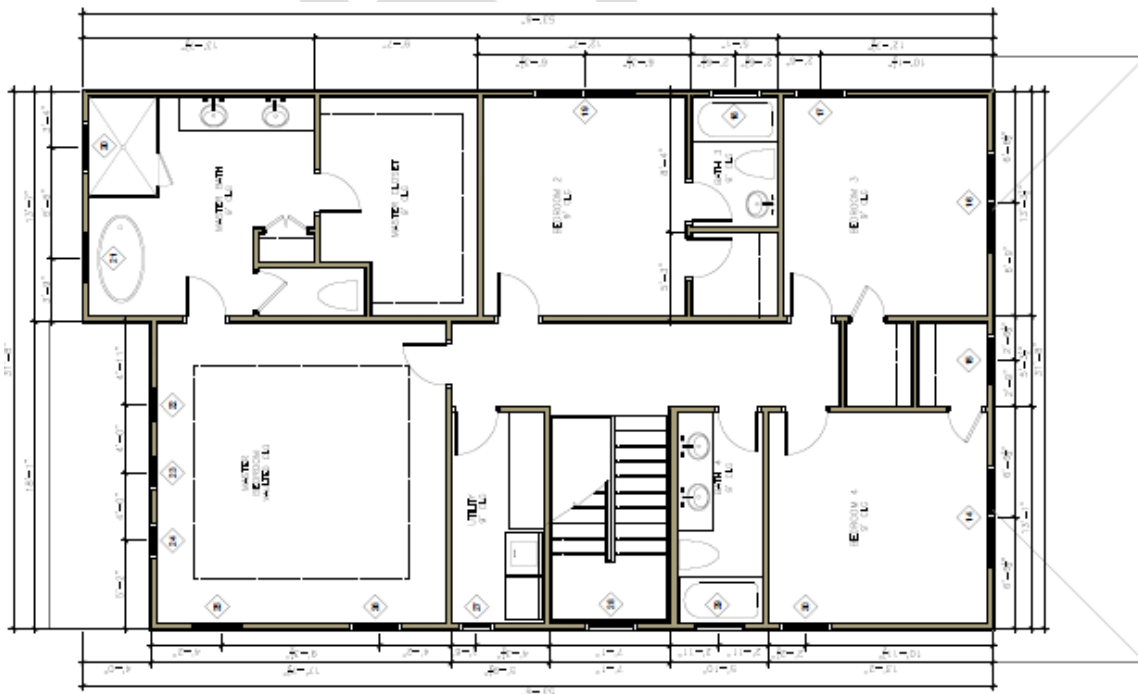
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

SUB-HEADING

429 Arlington Lot 6

WINDOW SCHEDULE

1. (2)36" x 72" 1/1 WOOD DOUBLE HUNG
2. (2)36" x 72" 1/1 WOOD DOUBLE HUNG
3. 36" x 72" 1/1 WOOD DOUBLE HUNG
4. 36" x 72" 1/1 WOOD DOUBLE HUNG
5. 24" x 48" 1/1 WOOD DOUBLE HUNG
6. 24" x 48" 1/1 WOOD DOUBLE HUNG
7. 36" x 48" 1/1 WOOD DOUBLE HUNG
8. 36" x 48" 1/1 WOOD DOUBLE HUNG
9. 36" x 96" WOOD FIXED
10. 36" x 96" WOOD FIXED
11. 36" x 36" WOOD FIXED
12. 36" x 36" WOOD FIXED
13. 36" x 48" 1/1 WOOD DOUBLE HUNG
14. (2) 36" x 54" 1/1 WOOD DOUBLE HUNG
15. 30" x 48" 1/1 WOOD DOUBLE HUNG
16. (2) 36" x 54" 1/1 WOOD DOUBLE HUNG
17. 36" x 56" 1/1 WOOD DOUBLE HUNG EGRESS
18. 36" x 24" WOOD FIXED TEMPERED
19. (2) 36" x 56" 1/1 WOOD DOUBLE HUNG EGRESS
20. 36" x 24" WOOD FIXED TEMPERED
21. 36" x 24" WOOD FIXED TEMPERED
22. 24" x 24" WOOD FIXED
23. 24" x 24" WOOD FIXED
24. 24" x 24" WOOD FIXED
25. 36" x 56" 1/1 WOOD DOUBLE HUNG EGRESS
26. 36" x 56" 1/1 WOOD DOUBLE HUNG EGRESS
27. 24" x 36" 1/1 WOOD DOUBLE HUNG
28. 36" x 48" 1/1 WOOD DOUBLE HUNG
29. 36" x 24" WOOD FIXED TEMPERED
30. 36" x 56" 1/1 WOOD DOUBLE HUNG EGRESS

DOOR SCHEDULE

1. 3' X 6'8" SINGLE LITE DOOR W/ TRANSOM
2. 3' X 8' SINGLE LITE DOOR
3. 3' X 8' SINGLE LITE DOOR
4. 16' X 8' OVERHEAD GARAGE DOOR
5. 3' X 6'8" GARAGE DOOR

TYPICAL DETAILS OF HOUSTON HEIGHTS SOUTH

MAX WIDTH		RIDGE HT		EAVE HT		PORCH EAVE HT	
902 Heights	45	425 Heights	39	917 Heights	26	122 E 5th	22
840 Cortlandt	43	828 Heights	39	943.5 Cortlandt	25	938 Cortlandt	18
935 Harvard	41	119 E 10th	38	122 E 5th	25	848 Heights	13
609 Cortlandt	39	122 E 5th	38	1005 Heights	24	1015 Heights	13
536 Harvard	38	917 Heights	38	1007 Heights	24	941 Cortlandt	13
848 Heights	37	943.5 Cortlandt	36	828 Heights	24	429 Arlington	12
1050 Heights	36	921 Heights	35	119 E 10th	23	828 Heights	12
122 E 5 th	35	1005 Heights	35	921 Heights	23	1011 Heights	12
505 Harvard	35	1011 Heights	35	941 Cortlandt	23	119 E 10th	12
805 Heights	34	532 Harvard	34	425 Heights	23	840 Cortlandt	12
202 E 10th	34	1015 Heights	34	1011 Heights	23	202 E 10th	11
732 Harvard	33	1007 Heights	33	1015 Heights	23	919 Heights	11
828 Heights	33	909 Heights	32	429 Arlington	22	917 Heights	11
1015 Heights	33	840 Cortlandt	32	919 Heights	22	425 Heights	11
919 Heights	33	919 Heights	32	402 E 11th	22	717 Harvard	11
802 Columbia	33	1015 Harvard	31	840 Cortlandt	21	1005 Heights	11
529 Arlington	32	202 E 10th	31	848 Heights	21	1035 Oxford	11
532 Cortlandt	32	732 Harvard	31	532 Harvard	21	1007 Heights	11
917 Heights	32	429 Arlington	30	404 Heights	20	1015 Harvard	11
941 Cortlandt	31	609 Cortlandt	30	528 Harvard	20	921 Heights	11
425 Heights	30	941 Cortlandt	30	349 Heights	20	402 E 11th	11
1011 Heights	30	717 Harvard	30	609 Cortlandt	19	532 Harvard	11
404 Heights	30	848 Heights	30	536 Harvard	19	702 Harvard	11
528 Harvard	30	1050 Heights	30	802 Columbia	19	935 Harvard	11
717 Harvard	30	505 Harvard	29	902 Heights	19	902 Heights	10
1005 Heights	29	528 Harvard	29	532 Cortlandt	19	609 Cortlandt	10
1035 Oxford	28	536 Harvard	29	733 Heights	19	802 Columbia	10
943.5 Cortlandt	27	805 Heights	29	732 Arlington	19	732 Harvard	10
1007 Heights	27	813 Cortlandt	28	935 Harvard	19	404 Heights	10
1015 Harvard	27	938 W 15th	28	911 Harvard	19	349 Heights	10
...		

PROJECT DETAILS

Shape/Mass: The residence will measure 31' 8" wide by 60' 6" deep and will feature an eave height of 22' and a ridge height of 30' 2". The front porch will be 7' deep and will feature a 12' eave height.

Setbacks: The residence will be set back 20' 2" from the east (front), 13' 4" from the south, and 5' from the north property lines.

Foundation: 3' finished floor height measured from the crown of the street or 2' 8" from existing natural grade. The crawlspace will be clad in wood lattice skirting

Windows/Doors: The residence will feature 1-over-1, wood, double hung/fixed, recessed profile windows. The residence will feature a 3-lite craftsman style front door with transom lite.

Exterior Materials: The residence will feature smooth finish horizontal lap cementitious siding.

Roof: Hipped roof and a hipped roof dormer with a 5:12 pitch. The roof will feature a 2' overhang and exposed rafter tails

Front Elevation: The residence will feature a full width front porch with four tapered columns on wood panel piers.
(East) The façade of the residence will feature a three bay configuration: The first floor will feature two pairs of windows flanking the center front door. The second floor will feature two pairs of windows flanking a single central window.

Side Elevation: The first floor will feature 5 windows and the second floor will feature 4.
(North)

Side Elevation: The first floor will feature 4 windows and the second floor will feature 5. The residence will feature a covered side porch at the rear of the south elevation.
(South)

Rear Elevation: The rear of the property will not be visible from the right of way.
(West)